



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Holger Burke
Acting Manager, Development Applications
Date: February 3, 2004
File: RZ 03-223377
Re: **APPLICATION BY DAVA DEVELOPMENTS LTD. FOR REZONING AT 8360 ST. ALBANS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA H (R1/H)**

Staff Recommendation

1. That Lot Size Policy 5423, adopted by Council on November 20th, 1989 be forwarded to a Public Hearing with a recommendation that the Policy be amended to permit five large lots, as indicated on Attachment 8, to be able to subdivide as per Single Family Housing District, Subdivision Area H (R1/H).
2. That Bylaw No. 7661, for the rezoning of 8360 St. Albans Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area H (R1/H)", be introduced and given first reading.

H. Burke

Holger Burke
Acting Manager, Development Applications

HB:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

pc greg

Staff Report

Origin

Dava Developments Ltd. has applied to the City of Richmond for permission to rezone 8360 St. Albans Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area H (R1/H) in order to subdivide the subject property into two single family lots. A previous application was considered on the site to develop 6 detached townhouse units however, the applicant amended the application in response to the neighbourhood concerns.

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	David Chung	To be determined
Site Size	1617 m ² (17,405 ft ²)	two lots each 808.5 m ² (8703 ft ²)
Land Uses	Single Family	No change
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/E	R1/E + 5 lots to R1/H
Zoning	R1/E	R1/H

Surrounding Neighbourhood

The properties to the north, south and across the street to the west are single family. To the east is the Palmer/Garden City school/park site. This neighbourhood is primarily single family, however, there are a number of two-family dwellings (one recently rezoned) directly to the north of the subject property along St. Albans, that also back onto the school site.

Single Family Property Dimensions

The following chart shows that the only difference between the R1/E and R1/H zones is the minimum width.

	R1/H	R1/E
Minimum Area	550 m2 (5,920 ft2)	550 m2 (5,920 ft2)
Minimum Width	16.5m (54.134 ft)	18m (59,055 ft)
Minimum Frontage	6m (19.685 ft)	6m (19.685 ft)
Minimum Depth	24m (78.740 ft)	24m (78.740 ft)

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5423 (**Attachment 2**) restricts subdivision of lots in the area to R1/E size lots. Therefore, in order for the subject proposal to be approved, the Policy needs to be amended to permit subdivision of the larger lots in the area for R1/H (minimum width 16.5m or 54 feet). In order to ascertain the neighbourhood's wishes a survey was sent to the residents in the policy area.

Staff Comments

Policy Planning

An abbreviated Lot Size Study was undertaken with the mailing of a letter and survey (**Attachment 3 & 4**) to ask the residents if they supported the subdivision of the five large lots in the neighbourhood.

Of the 310 properties that were sent surveys, 77 surveys were received which is a response rate of 25%. Of the returned surveys, 34 voted no (44%) and 43 voted yes (56%). Comments were attached to two of the surveys (**Attachment 5 & 6**). Letters were sent to all of the area residents to inform them of the results of the survey (**Attachment 7**) and to inform them that the application would be proceeding to Planning Committee. Note that due to 4 late "no" surveys, the final result is different than what was reported in the results letter.

Engineering

St. Albans was upgraded, including street trees, about ten years ago so no offsite works are required as part of the rezoning or subdivision.

Analysis

The proposal to permit the subject lot to split into two lots has few technical or policy issues. The primary questions are:

- a) if the subject lot is able to subdivide to R1/H then how many other lots have sufficient width to subdivide as well. If there are a great many, then the resulting change in the neighbourhood could be significant; and
- b) does the neighbourhood want these large lots to be able to subdivide.

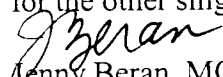
In answer to a), with only 5 lots with subdivision potential there would be little change to the area. In answer to b), there is a slight majority in favour (56%) of supporting the subdivision of these lots. As the impacts associated with the development of the lots is expected to be low, staff support the proposal even with only a slight majority in favour.

Financial Impact

None.

Conclusion

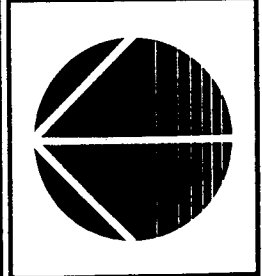
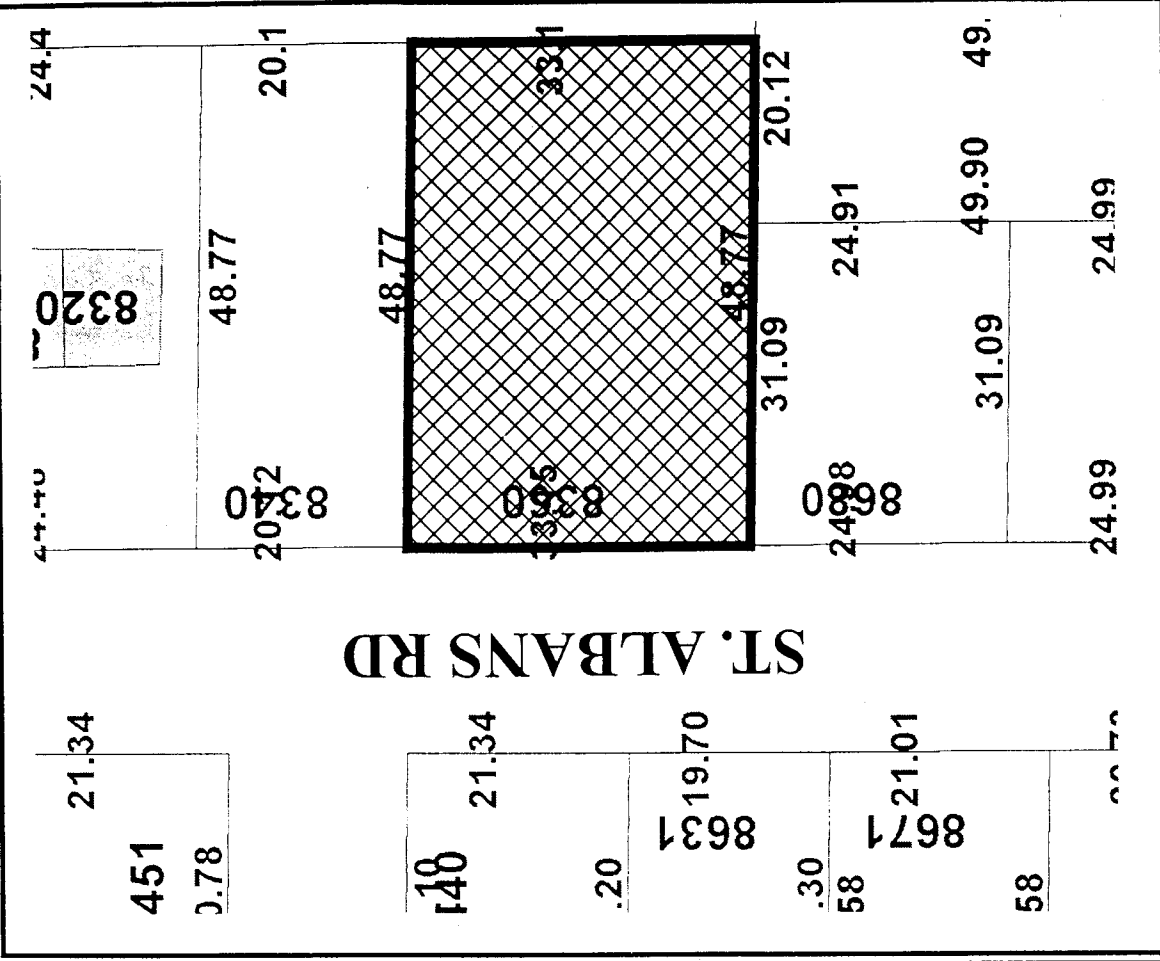
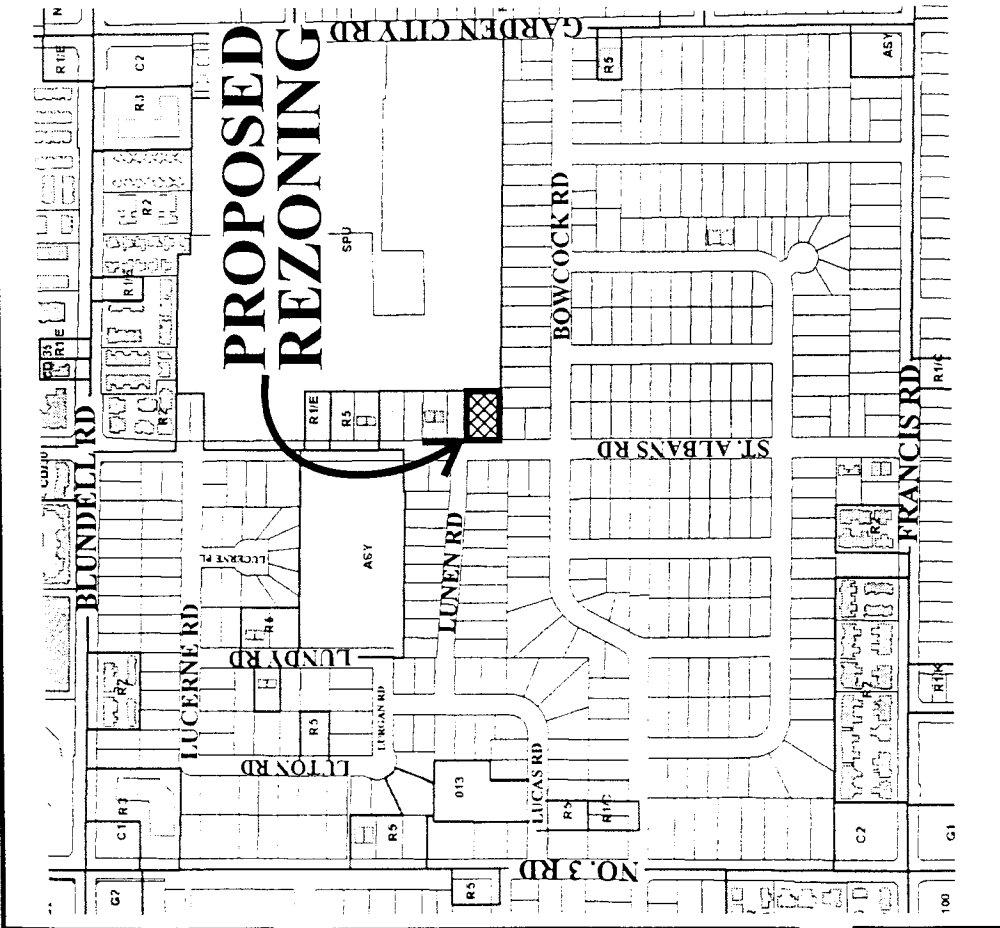
It is proposed that the Lot Size Policy be amended (**Attachment 8**) to permit the five large lots in the neighbourhood, including the subject lot, to be able to subdivide into two narrower lots. The resulting lots will still be 55 feet in width which is only 5 feet narrower than the minimum width for the other single family lots in the neighbourhood.


Jenny Beran, MCIP
Planner, Urban Development
(4212)

JMB:cas



City of Richmond



RZ 03-223377

Original Date: 02/13/03

Revision Date:

Note: Dimensions are in METRES





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 20, 1989

POLICY 5423

Area Boundary Amended: November 17th, 2003

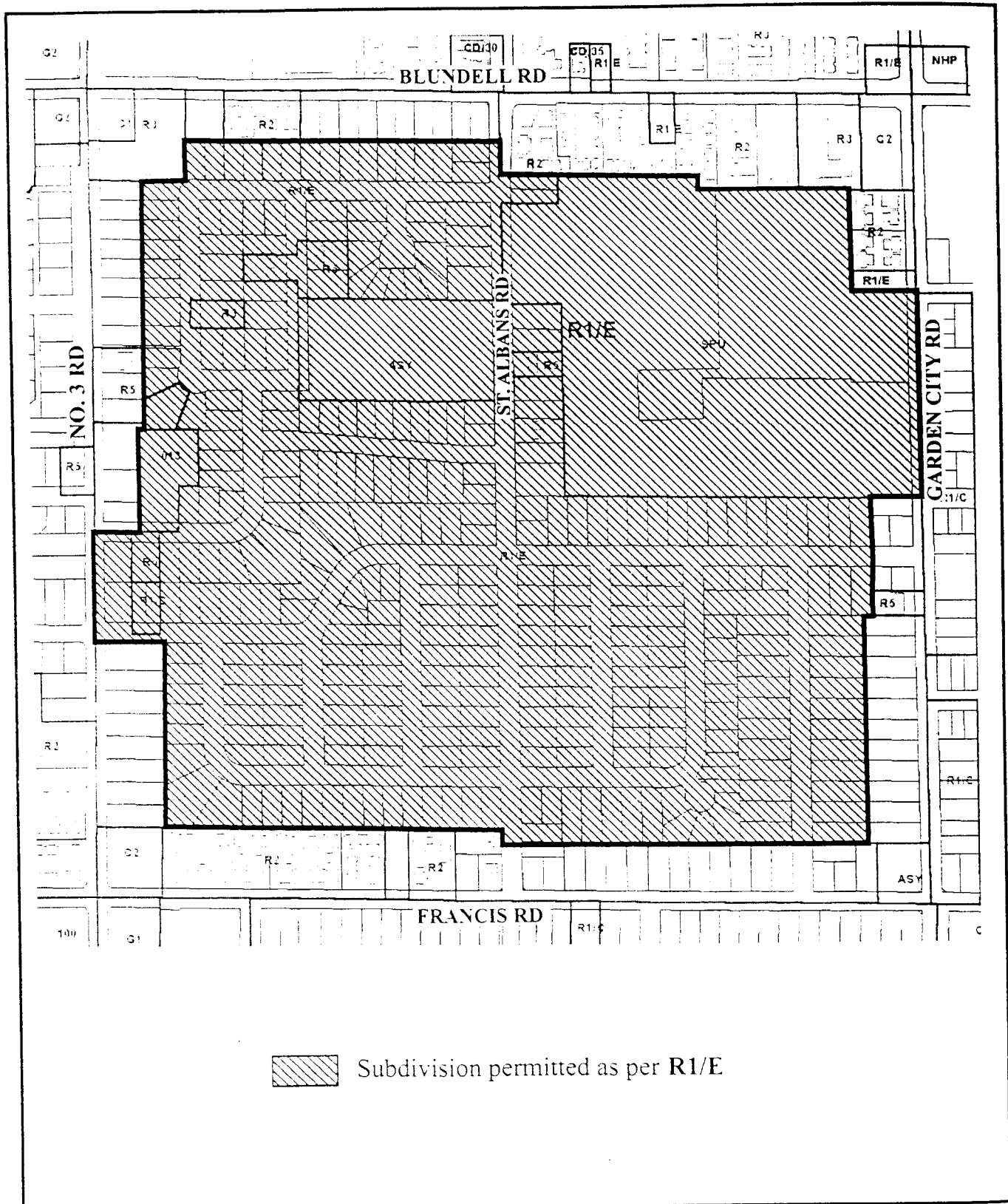
File Ref: 4045-00


SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6

POLICY 5423:

The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):

That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the exception that properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C). This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

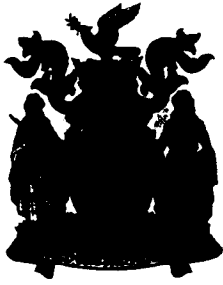


 Subdivision permitted as per R1/E



Policy 5423
Section 21, 4-6

Adopted Date: 09/13/89
Amended Date: 11/17/03



City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
 www.city.richmond.bc.ca

December 1, 2003
 File:

Urban Development Division
 Fax: (604) 276-4177

Dear Property Owner/Resident:

Re: Rezoning of 8360 St. Albans Road

An application has been received in your neighbourhood to rezone and subdivide 8360 St. Albans Road (shown on the attached survey map). There was an earlier townhouse application on this site that the applicant has now amended to two single family lots in accordance with the community's wishes.

Background

- The application is contrary to the existing Lot Size Policy which permits subdivision to the R1/E zone which requires a minimum lot width of 18m (59 ft) and a minimum area of 550m² (5,920 ft²).
- If the subject lot were to rezone and subdivide, the resulting widths of the two lots would be 16.6m (54.4 ft) and the area would be 808.5 m² (8,703 ft²).
- The new lots would meet the requirements for the next smallest lot in the Zoning Bylaw, R1/H, which has a minimum width of 16.5m (54.1 ft) and the same minimum area as an R1/E lot.
- There are only four other lots in the quarter section that have sufficient dimensions to subdivide under the R1/H zone.

Survey

The purpose of this letter is to seek your input, through the attached survey, on whether you support amending the Lot Size Policy which would in turn support the rezoning and subdivision of this lot and four other large lots in the neighbourhood under the R1/H zone. Note that at this time what you would be approving is the change to the Policy and that a change to the Policy would then support the application to rezone the subject lot. If the owners of any of the five lots wish to rezone and subdivide in the future, the owners would be required to go through the rezoning and subdivision processes.

In order for staff to understand the wishes of the neighbourhood, please fill in the enclosed survey and mail it to City Hall in the enclosed postage paid envelope by December 15th, 2003.

If you have any questions please call me at 276-4212.

Yours truly,


 Jenny Beran, MCIP
 Planner, Urban Development

JMB:cas



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

Lot Size Study Survey
 Policy Planning Department

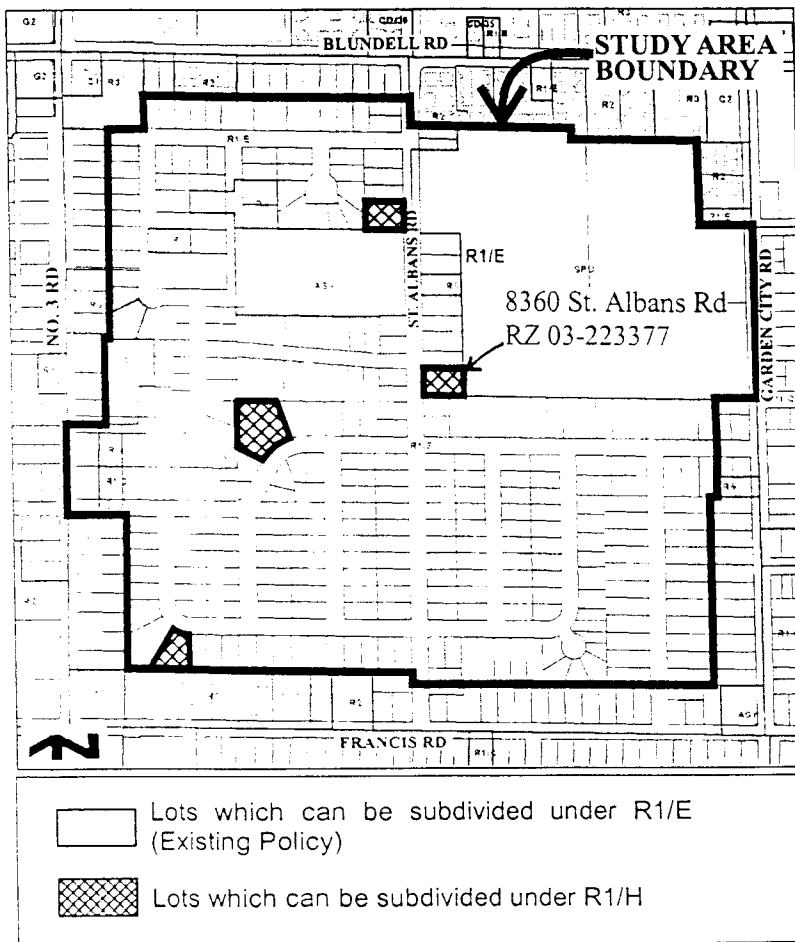
Contact (604) 276-4212 Fax (604) 276-4052

To ensure that your response is valid, please fill in the following:

Name: _____ Address in Study Area: _____

Do you support a revision to the existing R1/E Lot Size Policy which would permit the five cross-hatched lots to subdivide into two lots each?

Yes No



The current policy permits an R1/E size lot which has a minimum width of 18 m or 59 ft.

If you support the revision to the policy, only the large lots in the area which are wider than 33 m or 108 ft. (shown shaded on the map) would be permitted to subdivide into R1/H size lots which have a minimum width of 16.5 m or 54 ft.

Please fill in this survey and mail it to the City of Richmond in the enclosed postage paid envelop by **December 15, 2003** or fax to Jenny Beran at (604) 276-4052.

If you have any questions, call Jenny Beran, Planner, at (604) 276-4212.

For Translation Assistance:

如閣下需要中文翻譯服務
 請與中僑互助會聯絡
 電話：279-7180

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
 ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੰਸਾਦਿਟੀ ਵਿਖੇ
 279-7160 ਤੇ ਫੋਨ ਕਰੋ

DECEMBER 29th 2003

CITY OF RICHMOND, Planning Department
6911 No. 3 Road,
Richmond B. C.
V6Y 2C1

Attention; Ms. Jenny Beran, MCIP

Re; 8115 Lucerne Place and
8100 Number 3 Road

Thank you for sending me the survey forms on December 22nd, 2003. I wish to respond as follows.

Reflecting on my days on the "old" Board of Variance, I recall that the developers seemed to have insatiable appetites. They would obtain one variance, and then come back later and ask for another variance....ie...closer side yards,, basement "in-law" suites, duplex allowance, etc, etc.

You are no doubt aware that your changes will affect our community for 50 to 100 years....just to make money for a few (Johnny come lately) developers, today.

Planners in the past have given much thought to zoning restrictions and the reasons there-fore. Developers should comply with Richmond's zoning laws which have been well thought out. In other words, building duplexes and town houses where these densities are allowed and keep "single family" areas the way that the planners decided would be the best.

These current changes will lead to developers buying 2 lots side by side and then arguing that they should be allowed to build 3 or 4 houses or 8 to 10 town-houses....not just the 2 houses as suggested in your letter. Also, how can we keep those 2 lots on St.Albans Road at 54 feet from becoming "coach-house ready" (my term).

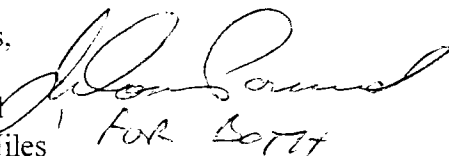
If these 4 variances are approved, your letter indicates that there will be another 5 in quick succession. Then, every property owner in this quarter-section will request the same upgrade.....mark my words, 8 or 10 years from now.

You may get the feeling that we vote NO to your study survey.

Thank you for giving us the opportunity to voice our concerns for our neighbourhood,

Very sincerely yours,

J. Donn Pound and
Cynthia L. Griffin-Niles



FOR BOTH

Phone 604-277-6200



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Lot Size Study Survey
Policy Planning Department

Contact (604) 276-4212 Fax (604) 276-4052

To ensure that your response is valid, please fill in the following:

Name: FRANCIS E DAISY ARNALY Address in Study Area: 8151 Lundy Road

Do you support a revision to the existing R1/E Lot Size Policy which would permit the five cross-hatched lots to subdivide into two lots each? Yes No



The current policy permits an R1/E size lot which has a minimum width of 18 m or 59 ft.

If you support the revision to the policy, only the large lots in the area which are wider than 33 m or 108 ft. (shown shaded on the map) would be permitted to subdivide into R1/H size lots which have a minimum width of 16.5 m or 54 ft.

I think this is a great idea (this letter request) compared to asking that we attend a city hall meeting. Those meetings are usually attended by the vocal minority or the no to everything group. This decision should also only be made by residents with a vested interest in these matters i.e. the actual land owners. On the other hand when I look at this request I have to wonder in this day and age of higher and higher taxes why the city can't just look at this matter and just make the decision. We are talking about large lots at a time when lots are in demand for home construction. The more homes, the more tax payers, hopefully a lower tax increase for all the other present land owners. The other problem with your request is that some of these negative neighbours might v. No because someone is going to be able to subdivide & make some money. Too bad I'm not in that boat but I will not stand in the way of a logical decision.

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ ਠਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ ਸੋਸਾਇਟੀ ਵਿਖੇ
279-7160 ਤੇ ਫੋਨ ਕਰੋ

Thanks
Daisy

Please fill in this survey and mail it to the City of Richmond in the enclosed postage paid envelop by **December 15, 2003** or fax to Jenny Beran at (604) 276-4052.

If you have any questions, call Jenny Beran, Planner, at (604) 276-4212.

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電話: 279-7180



City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
 www.city.richmond.bc.ca

January 27, 2004
 File:

Urban Development Division
 Fax: (604) 276-4177

Dear Property Owner/Resident:

Re: Rezoning of 8360 St. Albans Road

The City recently sent you a survey regarding an application to rezone and subdivide 8360 St. Albans Road which would require an amendment to the Lot Size Policy for your area. This letter is to let you know:

- the survey results;
- the staff recommendation;
- that the application will be proceeding to Planning Committee shortly; and
- that you may attend Planning Committee if you wish.

Survey Results

Of the 310 properties that were sent surveys, 73 surveys were received which is a response rate of 24%. Of the returned surveys, 30 voted no (41%) in terms of amending the policy to permit the five large lots to subdivide and 43 voted yes (59%) in favour of permitting the five large lots, including the subject site to subdivide.

Recommendation

Based on the survey results, staff is recommending that the Lot Size Policy be amended and that Council support the subdivision of the subject lot.

If you have questions or wish to know when the application will be considered by Council please call me at 604-276-4212.

Yours truly,

Jenny Beran, MCIP
 Planner, Urban Development

JMB:cas



Page 1 of 2

Adopted by Council: November 20, 1989

POLICY 5423

Amended by Council:

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6

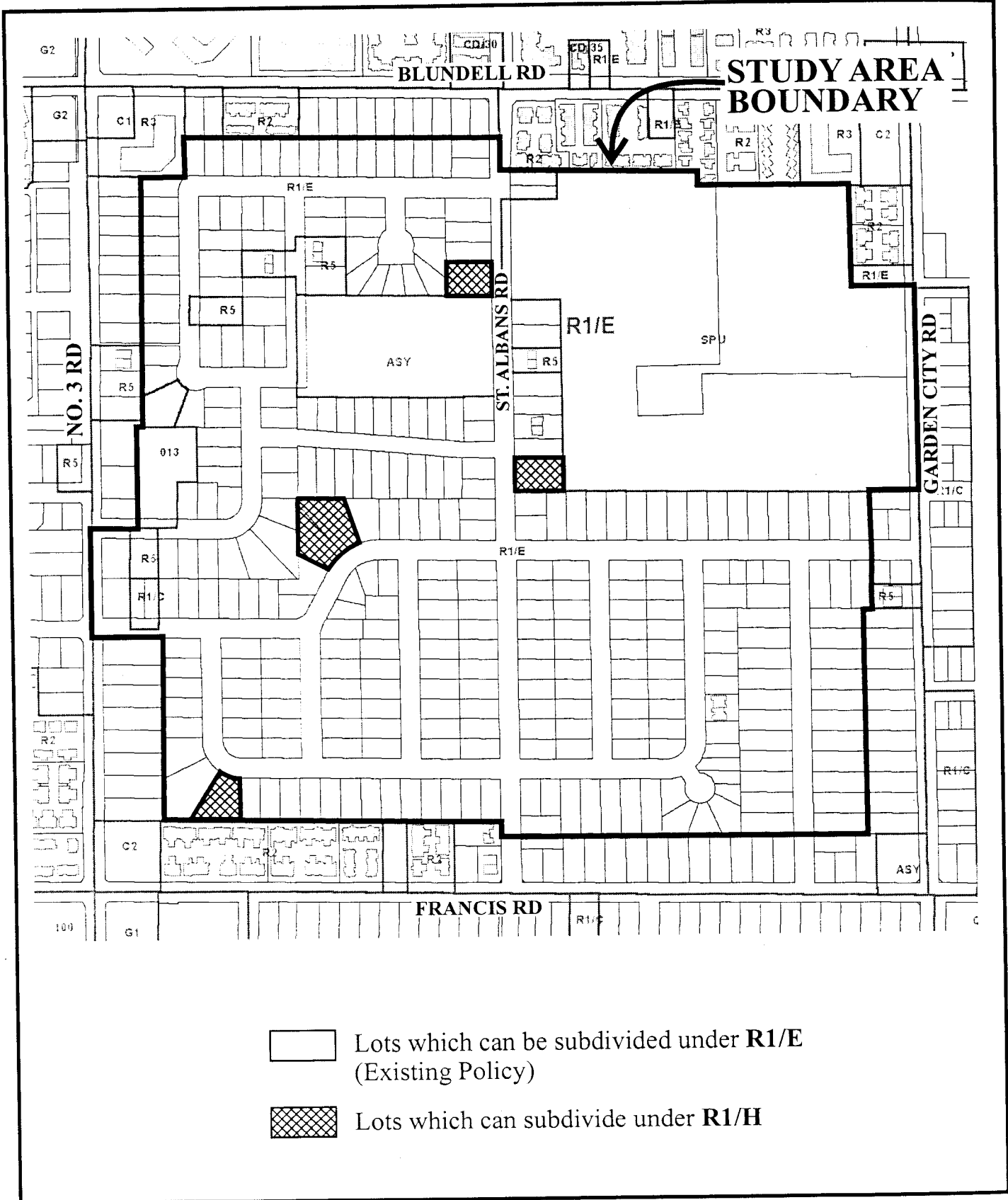
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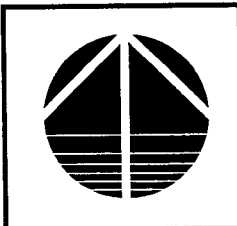
That properties within the area bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the exception that:

- a) properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C).
- b) five properties highlighted on the map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300.

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Lots which can be subdivided under **R1/E**
(Existing Policy)
-  Lots which can subdivide under **R1/H**



Proposed Amendment to
Policy 5423
Section 21, 4-6

Adopted Date: 08/30/89
Amended Date: 08/13/03



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7661 (RZ 03-223377)
8360 ST. ALBANS**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA H (R1/H)**.

P.I.D. 002-157-390

West 160 Feet of Lot "A" Section 21 Block 4 North Range 6 West New Westminster District Plan 13143

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7661**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK